182.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,300 / 754,300
					USE VALUE:	754,300 / 754,300
					ASSESSED:	754,300 / 754,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		INDIAN HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAH KINNAR
Owner 2:	
Owner 3:	
Street 1:	19 INDIAN HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NOLAN DENNIS MICHAEL & -
Owner 2:	NOLAN PATRICIA ANN -
Street 1:	19 INDIAN HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,928 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6928.000	314,800		439,500	754,300
Total Card	0.159	314,800		439,500	754,300
Total Parcel	0.159	314,800		439,500	754,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.08 | /Parcel: 491.0

Legal Description

User Acct 123299

GIS Ref

GIS Ref

Insp Date 05/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 182.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	314,800	0	6,928.	439,500	754,300	754,300	Year End Roll	12/18/2019
2019	101	FV	241,700	0	6,928.	439,500	681,200	681,200	Year End Roll	1/3/2019
2018	101	FV	206,100	0	6,928.	370,400	576,500	576,500	Year End Roll	12/20/2017
2017	101	FV	206,100	0	6,928.	339,000	545,100	545,100	Year End Roll	1/3/2017
2016	101	FV	206,100	0	6,928.	288,800	494,900	494,900	Year End	1/4/2016
2015	101	FV	201,200	0	6,928.	251,100	452,300	452,300	Year End Roll	12/11/2014
2014	101	FV	201,200	0	6,928.	232,300	433,500	433,500	Year End Roll	12/16/2013
2013	101	FV	199,400	0	6,928.	221,000	420,400	420,400		12/13/2012

!14259!

PRINT

Date	Time
12/11/20	04:07:31

LAST REV

Date	Time
07/24/18	14:56:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14259

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOLAN DENNIS MI	59179-77		5/29/2012		457,000	No	No		
NOLAN JOHN E &	34851-186		2/19/2002	Family	99	No	No		
	7601-218		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2016	1169	Wood Dec	8,000	O				enlarge deck to12x
4/18/2013	565	Redo Kit	1,000	C				
1/8/2013	23	Manual	1,500	C				
12/4/2012	1583	New Wind	6,700	C				
6/18/1998	397	Wood Dec	5,000					10X10 WDK/RAMP
5/10/1995	242	Manual	3,000					ROOF
2/7/1913	167	Alterati						

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Meas/Inspect	BS	Barbara S
5/30/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
8/29/2012	MLS	EMK	Ellen K
10/15/2008	Meas/Inspect	197	PATRIOT
12/29/1999	Meas/Inspect	163	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123299
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6928		Sq. Ft.	Site		0	70.	0.91	7									439,490						439,500	

Total AC/HA: 0.15904 | Total SF/SM: 6928 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 439,490 | Spl Credit | Total: 439,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj $ / SQ:	166.683
Other Features:	92040
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386709
Depreciation:	71928
Depreciated Total:	314781

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

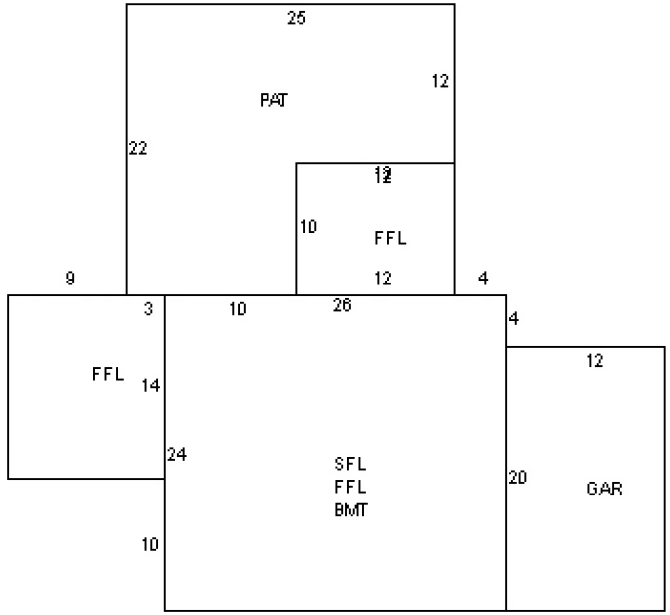
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.68
Special Features:	0	Val/Su Net:	111.24
Final Total:	314800	Val/Su SzAd	204.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	166.680	152,014
BMT	Basement	624	50.000	31,203
SFL	Second Floor	624	166.680	104,010
PAT	Patio	430	3.120	1,342
GAR	Garage	240	25.410	6,099
	Net Sketched Area:	2,830	Total:	294,668
Size Ad	1536	Gross Are	2830	FinArea 1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2010	0.00	T	7.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc